



**DEVELOPMENT
SERVICES
DEPARTMENT**

The City of Morgantown

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February 21, 2013

Fast Signs
c/o Brenda Stipanovich
140 Morgantown Street
Morgantown, WV 15401

**RE: V13-03/ Ronald McDonald House / 841 Country Club Road
Tax Map 11, Parcel 90**

Dear Ms. Stipanovich,

This letter is to notify you of the decision made by the Board of Zoning Appeals concerning the above referenced variance petition for variance relief from Articles 1369.08 and 1369.09 as it relates to wall signs at 841 Country Club Road.

The decision is as follows:

Board of Zoning Appeals, February 20, 2013:

1. Each of the Findings of Fact was found in the positive as stated in Addendum A of this letter.
2. The Board approved your conditional use petition V13-03 / Ronald McDonald House / 841 Country Club Road.

This decision may be appealed to the Circuit Court of Monongalia County within thirty (30) days. Any work done relating to decisions rendered by the Board of Zoning Appeals during this thirty-day period is at the sole financial risk of the petitioner.

The above referenced approval is set to expire in twelve (12) months unless you can demonstrate that they have been activated as evidenced by permits, construction, or required licenses. This expiration deadline may be extended to eighteen (18) months upon prior written request of the Board. Please note that sign and building permits must be obtained prior to the commencement of work for which variance relief was granted herein.

Should you have any questions or require further clarification, please contact the undersigned. We look forward to serving your plans review and permitting needs.

Respectfully,

Christopher M. Fletcher, AICP
Director of Development Services

ADDENDUM A – Approved Findings of Fact
V13-03/ Ronald McDonald House / 841 Country Club Road

Finding of Fact No. 1 – There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

It appears that many of Ronald McDonald House guests have family members or friends staying or receiving medical treatment at West Virginia University Hospitals. The proposed area of the sign appears to be appropriately sized to enhance guest/patient/client recognition of the facility and its location given its distance and visibility from the hospital campus.

Finding of Fact No. 2 – The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

There appears to be a number of properties within the area that have large illuminated signs attached to the building, such as WVU Hospitals and Mylan Puskar Stadium.

Finding of Fact No. 3 – The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

The proposed sign will only face and be visible from an apartment building across the street behind which is West Virginia University Hospital's expansive parking lot. Additionally, the facility is located at the end of Country Club Drive, which leads into the hospital and stadium campuses.

Finding of Fact No. 4 – The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

The proposed sign should not alter the character of the facility that has been in place for a number of years nor diminish the value of adjacent buildings within an area that includes large illuminated signs attached to WVU Hospitals and Mylan Puskar Stadium buildings. The nature of the variance relief requested cannot contribute to nor mitigate existing traffic congestion.